

**HISTORIC RESOURCES COMMISSION
MEETING AGENDA
Thursday, July 16, 2015
6:00 p.m.
50 W. Gay St. – First Floor - Conference Room ‘B’**

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission’s next meeting. If you have any questions please call the city’s Historic Preservation Office at 645-8040.

If you need assistance in participating in this meeting due to a disability under the ADA, please call the City’s ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER**
- II. NEXT BUSINESS MEETING—THURSDAY, August 13, 2015.**
- III. NEXT COMMISSION MEETING—THURSDAY, August 20, 2015.**
- IV. SWEARING IN OF STAFF**
- V. APPROVAL OF Thursday, June 18, 2015, MEETING MINUTES**
- VI. STAFF APPROVALS**
- VII. PUBLIC FORUM**

VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

[Note: All applicants and speakers are identified and sworn in prior to review by the Historic Resources Commission, in accordance with City standards for public meetings.]

STAFF RECOMMENDATIONS

1. 15-7-11a & b

**53 East Northwood Avenue
David Neiderhiser (Applicant/Owner)**

Northwood Park Historic District

15-7-11a

Application # 15-7-11a has been moved to the Staff Approved applications following presentation by the Historic Preservation Officer at the July 9, 2015 H. R. C. Business Meeting (see below).

15-7-11b

An Application with current photos, and detailed work description has been submitted. Following the July 9th Business Meeting review the applicant was requested to reduce the number of skylights proposed to no more than four total (i. e. two per side maximum) toward the rear of the property with drawn plan showing the exact locations. Applicant has consulted with the Historic Preservation Officer.

Install Skylights

- Install twenty-one inch by forty-five and one quarter inch (21” x 45 ¼”) skylights per side as indicated on submitted revised plan.

2. **15-7-6b**
667 Wilson Avenue **Old Oaks Historic District**
Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)
Application # 15-7-6b has been moved to the Staff Approved applications following presentation by the Historic Preservation Officer at the July 9, 2015 H. R. C. Business Meeting (see below).
3. **15-7-7b**
671 Wilson Avenue **Old Oaks Historic District**
Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)
Application # 15-7-6b has been moved to the Staff Approved applications following presentation by the Historic Preservation Officer at the July 9, 2015 H. R. C. Business Meeting (see below).
4. **15-7-13**
1646 Bryden Road **Bryden Road Historic District**
Vickie R. Ellison (Applicant/Owner)
Application # 15-7-13 has been moved to the Staff Approved applications following presentation by the Historic Preservation Officer at the July 19, 2015 H. R. C. Business Meeting (see below).
5. **15-7-16**
130 East Lane Avenue **Indianola Forest Historic District**
John M. Jahn (Applicant/Owner)
Application # 15-7-16 has been moved to the Staff Approved applications following presentation by the Historic Preservation Officer at the July 19, 2015 H. R. C. Business Meeting (see below).

CONCEPTUAL REVIEWS

6. **15-7-9b**
1516 Bryden Road **Bryden Road Historic District**
Classic Turnkey Properties, LLC (Applicant/Owner)
An application with detailed work description and current photos has been submitted. Application #15-7-9 was divided into Items 'a' for Staff Approval (see below) and 'b' for commission review. Applicant/Owner has consulted with the Historic Preservation Officer on site.
Construct New Rear Stoop/Patio
 - Construct new rear deck with service steps and handrail.
 - Color stamp/stain existing rear cement patio.Construct New Garage
 - Build a new, two-car garage in the rear yard on existing foundation
7. **15-7-16**
170 East Oakland Avenue
Nick Lamatrice (Applicant/Owner)
An application has been submitted with detailed work description. Applicant/Owner has consulted with the Historic Preservation Officer.
Construct Parking Pad—(Rear Yard)
 - Remove flower bed, fence, and one (1) tree from rear yard and prepare the site for the installation of a new concrete parking pad to accommodate four (4) off-street parking spaces.

HOLDOVERS

8. 15-6-14

100 Jefferson Avenue

Jefferson Avenue Historic District

The Jefferson Center for Learning & the Arts (Applicant/Owner)

Attn.: Katherine Moore, Executive Director

An application with detailed work description, current photos, site plan, and elevations has been submitted.

Building Rehabilitation

- Tuck Point—All Elevations
- Masonry Cleaning—All Elevations
- Repair Windows—All Elevations
- Paint Exterior Complete
- Remove Rear Shed Roof
- Remove & Install New Roofing Complete—EPDM (Solarium) & Asphalt Shingle (Main, Dormers, & Porches)
- Install New ADA Entrance with Ramp
- Install New Wrought Iron Fence—North Side of Front Yard

Taken from the June 18, 2015 Meeting Minutes:

In the absence of the Applicant/Owner, continue Application #15-6-14, 100 Jefferson Avenue, Jefferson Avenue Historic District and direct the H. P. O. staff to place on the July 16, 2015 meeting agenda as a Holdover for further consideration.

MOTION: Clark/Palmer (5-0-0) CONTINUED

9. 15-3-6b

693 S. Champion Avenue

Old Oaks Historic District

Tom Lang (Applicant/Owner)

Remove Cellar Access Door—(Rear)

- Remove rear exterior cellar door entrance dispose of all debris per City Code.
- Fill in the former exterior cellar entrance area with soil, compact, and reseed per industry standards and all applicable City Building Codes.

Extend Rear Porch

- Extend existing rear porch and roof over the previous rear cellar entrance per submitted plans.

Relocate Entry Door

- Relocate the existing entry door to the front living room location as indicated in the ghosting on the exterior brick.

Taken from the June 18, 2015 Meeting Minutes:

Continue Application #15-3-6b, 693 S. Champion Avenue, Old Oaks Historic District, in the absence of the Applicant/Owner and direct the H. P. O. staff to place on the July 16, 2015 meeting agenda as a Holdover for further consideration.

MOTION: Clark/Palmer (5-0-0) CONTINUED

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M.

10. 15-4-10

296-98 Kelton Avenue

Bryden Road Historic District

Kevin Abt (Applicant/Owner)

Window Replacement

- Install new windows units in the third-floor gable ends of the residence per submitted drawing.

Taken from the June 18th meeting minutes:

Following the H. P. O. staff report and the presentation by the Applicant/Owner, the commissioners present discussed

the proposal and the following represents some of the commissioners' observations.

Commissioner Comments/Observations:

Commissioner Gibboney—*Asked about the proposed window treatments on all floors and elevations. Recommended consultation with the City Building Department to determine the egress requirements for the third-floor window treatment. Requested photos of window treatment on the other floors and elevations.*

Commissioner Wolf—*Requested more information on the front and rear elevation gable windows. The idea of third-floor windows to provide natural light for the third floor living space is preferable to skylights. The window appearance and size are the important items for consideration.*

Commissioner Palmer—*Requested distribution of file photos showing the gable window evidence.*

Commissioner Morgan—*The original window condition was likely a four (4) window configuration in the gable end with the interior wall divider running east and west in the center of the third-floor room with the divider aligning with the center/middle rail of the two center window units.*

Commissioner Clark—*City code egress requirements need to be determined. The third-floor window design should be close to what was in place historically.*

Following the review and discussion, a motion was made, vote taken, and results recorded as indicated.

Continue Application #15-4-10, 296-298 Kelton Avenue, Bryden Road Historic District and direct the H. P. O. staff to place on the July 16th meeting agenda for further consideration. The Applicant/Owner and the Historic Preservation Officer are directed to schedule a meeting with the City Building Department staff to discuss third-floor window egress requirements. The Historic Preservation Officer is requested to provide current photos of the window conditions on all elevations for presentation at the July 16th meeting.

MOTION: Morgan/Clark (5-0-0) CONTINUED

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45 P.M.

NEW APPLICATIONS

11. 15-7-12

332 Chittenden Avenue

New Indianola Historic District

Gary Clark (Applicant/Owner)

An application with detailed work description, current photo, sample garage photos, section, and elevations has been submitted.

Construct New Frame Garage

- Construct new, twenty-two foot by twenty-two foot (22' x 22') wood-frame garage per submitted drawings, section, siding sample.
- New garage to have a sixteen foot wide (16' W) vehicle overhead door per submitted cut sheet.
- Roof shingles to be selected from the Approved Shingles List with metal ridge roll.
- New garage to have six inch (6") wooden lap siding per submitted sample with wood corner boards.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M.

12. 15-7-13

649 Linwood Avenue

Old Oaks Historic District

Lori Wainwright (Applicant/Owner)

An application with detailed work description and current photo has been submitted. Applicant/Owner has consulted with the Historic Preservation Office staff.

Demolish Garage

- Demolish existing deteriorated wood-frame garage and dispose of all debris per City Code.
- Install a new chain link or wood fence in rear yard so that vehicular access is not possible.
- Project completion to be sixty to ninety (60-90) days following commission approval.

13. 15-7-8b

1438 Bryden Road

Bryden Road Historic District

M. Shane Hunt Member Integrity Trust Homes, LLC (Applicant/Owner)

An application with detailed work description, site plan, proposed fence photo, garage plan, and elevations has been submitted. Application #15-7-8 was divided into Items 'a' for Staff Approval (see below) and 'b' for commission review. Applicant/Owner has consulted with the Historic Preservation Office staff.

Construct New Garage

- Build a new, twenty-two foot by twenty-four foot four inch (22' x 24' 4"), two-car garage in the rear yard per submitted plans.

Install Wooden Privacy Fence

- Install new, six foot high (6' H), wooden privacy fence in rear yard with gates per submitted site plan and sample fence photo submitted.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:15 P.M.

14. 15-7-14

128 E. Oakland Avenue

Northwood Park Historic District

Ernst Wehausen & Maria-Francesca Fleming (Applicants/Owners)

An application with site plan, and elevations has been submitted. Applicant/Owner has consulted with the Historic Preservation Officer on site.

Construct a New Two-Story Garage

- Construct a new, two-story, wood frame garage with heated/air conditioned second floor work space per submitted drawings.
- New building to be twenty-four feet wide by twenty-four feet long by twenty-five feet one inch high at roof peak (24'W x 24'L x 25' 1"H).
- Siding to be six inch (6") HardiePlank siding.
- Roof to be 3-tab fiberglass shingles to match house shingles—Tamko 'Antique Slate' 3-tab shingles.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M.

15. 15-7-15

240 West Jeffrey Place

Old Beechwold Historic District

Bob & Tina Erlanger (Applicant/Owner)

Attn.: Joe Mazza, Construction Mgr.

An application with detailed work description, site plan, and construction drawings has been submitted.

Renovation and New Addition Plan

- Convert existing garage into a family room with second floor addition. Stucco finish to match.
- Construct an eight foot (8') addition across rear of the existing house allowing for expansion of the first floor dining room and kitchen, and second floor bedroom expansion, laundry room and master bath and closet.
- Construct new, 2-car, drive-through garage on the west, rear elevation with new slate roof per submitted plans.
- Construct a new screen porch on rear of house.
- Install a sixteen foot by thirty-two foot (16' x 32') swimming pool with flagstone pool deck in the rear yard per submitted plans.
- Expand the existing stone walls per submitted plans.
- All new addition finish details to match existing house finish details; like-for-like.

STAFF APPROVALS

- **15-7-1**

556 East Town Street

East Town Street Historic District

Capital City Custom Home Improvement/Attn.: Scott Reed (A) Terry E. Hammond Trust (O)

Approve application 15-7-1, 556 East Town Street, East Town Street Historic District, as submitted, with all clarifications noted.

Sidewalk, Landing, & Step Repairs

- Remove any/all deteriorated and/or damaged concrete from front service walk and front service steps, as necessary.
- Remove any/all deteriorated and/or damaged concrete from rear landing, as necessary.
- Dispose of all debris in accordance with Columbus Code.
- Install new concrete front service walk and front service steps of the exact same dimensions as the existing in the exact same location; like-for-like.
- Install new concrete on rear landing of exact same dimension and profile; like-for-like.
- Tuck point the existing brick on rear landing. Joint profile and color to match the existing joint profile; like-for-like.
- All work to be in accordance with industry standards and all applicable City Building Codes.

- **15-7-2**

560 East Town Street

East Town Street Historic District

Capital City Custom Home Improvement/Attn.: Scott Reed (A) Scotz Investments (O)

Approve application 15-7-2, 560 East Town Street, East Town Street Historic District, as submitted, with all clarifications noted.

Remove/Replace Handicap Ramp

- Remove any/all deteriorated and/or damaged concrete from existing concrete handicap ramp, as necessary.
- Dispose of all debris in accordance with Columbus Code.
- Install new concrete ramp of exact same dimensions and profile; like-for-like.

Install Existing Handrail

- Re-install existing metal handrail upon completion of repairs.

Repair Basement Stairs

- Remove deteriorated/damaged existing top step on exterior basement stairway.
- Dispose of all debris in accordance with Columbus Code.
- Install a new top concrete step of the same dimension and color in the exact same location; like-for-like.

- **15-7-3**

72 East Frambes Avenue

Indianola Forest Historic District

Connie McGreevy (Applicant/Owner)

Approve Application #15-7-3, 72 East Frambes Avenue, Indianola Forest Historic District, as submitted and with all clarifications as indicated.

Roof Replacement

- Remove all asphalt shingles down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:
☐ CertainTeed

Style:
Carriage House (dimensional)

Color:
☐ Stonegate Gray

☐ GAF

Slateline (dimensional)

☐ English Gray Slate
☐ Weathered Slate

☐ Certain Teed

(standard 3-tab)

☐ Nickel Gray

☐ GAF

Royal Sovereign (standard 3-tab)

☐ Nickel Gray

☐ Celotex
☐ Slate Gray

(standard 3-tab)

☐ Heritage Gray

☐ Owens Corning

(standard 3-tab)

☐ Estate Gray

☐ Tamko

(standard 3-tab)

☐ Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red."

• **15-7-4**

1138 Bryden Road

Bryden Road Historic District

Daniel M. Sturkey (Applicant/Owner)

Approve Application #15-7-4, 1138 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications as indicated.

Carriage House

Repair Roof

- Replace any/all deteriorated, damaged, and/or missing slate (approx. 250 sq. ft.) with new or used slate of same dimension, color, and profile; like-for-like.

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing with brick which matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings")

Repair Soffit

- Repair any/all deteriorated, damaged, and missing wooden eave/soffit (approx.. 265 sq. ft.) with new T & G wood of exact same dimension and profile; like-for-like.
- Replace any/all deteriorated, damaged, and missing wooden rafter tails (approx. 35 total) with new wooden rafter tails of exact same dimension and profile; like-for-like.
- Repair and/or replace any/all deteriorated, damaged, and missing metal eave/soffit trim molding. All finish metal to match the historic profiles; like-for-like.
- Upon completion of all soffit/eave repairs, exterior trim paint colors to match existing; like-for-like

Remove Graffiti

- Remove all graffiti from all elevations using the most diluted solution possible, perform a patch test by chemically cleaning a two foot by two foot (2' x 2') section in the least visible location possible.
- Following the application of the approved cleaning solution, the entire area on the rear elevation that has been treated is to be rinsed with water in accordance with the manufacturer's recommendations.

- If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "The Cleaning and Waterproof Coating of Masonry Buildings," <http://www.nps.gov/hps/tps/briefs/brief01.htm>).

- **15-7-5**

142 East Oakland Avenue

Northwood Park Historic District

Midwest Construction Services (Applicant)

Kathy Signorino (Owner)

Approve Application #15-7-5, 142 East Oakland Avenue, Northwood Park Historic District, as submitted and with all clarifications as indicated.

Roof Replacement

- Remove all asphalt shingles down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

☐ CertainTeed

Carriage House (dimensional)

☐ Stonegate Gray

☐ GAF

Slateline (dimensional)

☐ English Gray Slate

☐ Weathered Slate

☐ Certain Teed

(standard 3-tab)

☐ Nickel Gray

☐ GAF

Royal Sovereign (standard 3-tab)

☐ Nickel Gray

☐ Celotex

(standard 3-tab)

☐ Heritage Gray

☐ Slate Gray

☐ Owens Corning

(standard 3-tab)

☐ Estate Gray

☐ Tamko

(standard 3-tab)

☐ Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."

- **15-7-6a**

671 Wilson Avenue

Old Oaks Historic District

Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)

Approve Application #15-7-6a, 671 Wilson Avenue, Old Oaks Historic District, as submitted and with all clarifications as indicated.

Repair Siding & Trim

- Repair and/or replace any/all damaged, deteriorated, and missing wood siding and trim with new wood of exact same dimension and profile as necessary; like-for-like.

Porch Repairs

- Make any/all repairs to the existing front porch (i.e. wooden floor, service step hand rails, ceiling, and cement

columns as necessary.

- All new wood and/or cement column details to match existing original profile and dimension; like-for-like.

Repair Front Door

- Repair and refinish existing wooden front entry door. All repairs to match the original profiles and dimensions with same wood species; like-for-like.

Repair Gutters & Downspouts

- Following all eave repair/replacement, priming, and finish coating, re-install all existing metal gutters and metal down spouts in good condition in the appropriate locations to assure proper drainage.
- Replace any/all deteriorated, damaged, and/or missing metal gutters and metal down spouts with new gutters and downspouts of appropriate style and dimension.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Paint Exterior

- Prepare all exterior wooden surfaces for painting using the appropriate hand tools. Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards. Any/all replacement wood to be of same profile and dimension as the original; like-for-like.
- Prime all bare and new wood with the appropriate exterior primer according to manufacturer's specifications.
- Owner has the option to paint all siding and trim the same color(s) as existing or to submit new finish color schedule to the Historic Preservation Office staff for final review and approval prior to applying any finish coats.

• 15-7-7a

667 Wilson Avenue

Old Oaks Historic District

Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)

Approve Application #15-7-7a, 671 Wilson Avenue, Old Oaks Historic District, as submitted and with all clarifications as indicated.

Spot Tuck Point

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place. Use hand tools to remove any/all loose mortar to a depth of 3/4", moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings")

Porch Repairs

- Make any/all repairs to the existing front porch (i.e. wooden floor, service step hand rails, ceiling, and cement columns as necessary.
- All new wood and/or cement column details to match existing original profile and dimension; like-for-like.

Repair Front Door

- Repair and refinish existing wooden front entry door. All repairs to match the original profiles and dimensions with same wood species; like-for-like.

Paint Exterior

- Prepare all exterior wooden surfaces for painting using the appropriate hand tools. Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards. Any/all replacement wood to be of same profile and dimension as the original; like-for-like.
- Prime all bare and new wood with the appropriate exterior primer according to manufacturer's specifications.
- Owner has the option to paint all siding and trim the same color(s) as existing or to submit new finish color schedule to the Historic Preservation Office staff for final review and approval prior to applying any finish coats.

Roof Replacement—Main House & Garage

- Remove all asphalt shingles down to the sheathing. Dispose of all debris according to Columbus City Code.

- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Celotex <input type="checkbox"/> Slate Gray	(standard 3-tab)	<input type="checkbox"/> Heritage Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."

Repair Garage

- Repair existing wood-frame garage per all applicable Historic Resources Commission Guidelines and Columbus Building Codes.
- Any all new wood to match the original in style, dimension, and profile; like-for-like.
- If door replacement is deemed necessary, cut sheets/brochure(s) for new service and/or vehicle doors to be submitted to the Historic Preservation Office staff prior to installation.

• 15-7-8a

1438 Bryden Road

Bryden Road Historic District

M. Shane Hunt Member Integrity Trust Homes, LLC (Applicant/Owner)

Approve Application #15-7-8a, 1438 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications as indicated.

Repair Porch Floor

- Make any/all repairs to the existing front porch wooden floor, as necessary.
- Any/all new flooring to match the style and dimensions of the existing T & G wood flooring; like-for-like.

Repair Wood Windows

- Examine all wood windows on all elevations.
- Repair all wood windows on all elevations in accordance with the H. R. C. guidelines and industry standards.
- Any/all new wood to match existing original wood in dimension, style, and profile; like-for-like.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
- Prepare all wood windows and exterior, wooden surfaces on the house for repainting using the appropriate hand

tools.

- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications.
- Exterior Benjamin Moore paint schedule to be: Main Body Color = "Rodeo" (#1534); Windows and Main Trim = "River Gorge Gray" (#1537); Porch Floor & Steps = "Roosevelt Taupe" (#1539).

- **15-7-9a**

1516 Bryden Road

Bryden Road Historic District

Classic Turnkey Properties, LLC (Applicant/Owner) (Applicant/Owner)

Approve Application #15-7-9a, 1516 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications as indicated.

Rehab House Siding

- Remove all non-original, non-contributing shake siding and dispose of all debris per City Code.
- Repair and/or replace any/all damaged, deteriorated, and missing original wood lap siding with new wood lap siding of exact same profile and dimension; like-for-like.

Paint Exterior

- Prepare all exterior wooden surfaces for painting using the appropriate hand tools. Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards. **Any/all replacement wood to be of same profile and dimension as the original; like-for-like.**
- Prime all bare and new wood with the appropriate exterior primer according to manufacturer's specifications.
- Owner has the option to paint all siding and trim the same color(s) as existing or to submit new finish color schedule to the Historic Preservation Office staff for final review and approval prior to applying any finish coats.

Install Ridge Roll on Main Roof

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "bronzetone" or "Tinner's Red" at owner's option.

Repair Box Gutters

- Examine all box gutters on main roof and make any repairs and/or replace existing box gutter system on all elevations with new materials of appropriate dimension and profile. Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal down spouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. **Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.**

Porch Repairs

- Make any/all repairs to the existing front porch (i.e. cement floor, service step hand rails, and T & G wood ceiling as necessary).
- Cap the existing, non-original 4" x 4" wood columns with wooden 1" x 6" wood boards to increase the dimensions appropriately.
- Install new wooden 2" x 2" balusters with wooden hand and foot rails or wooden privacy panels at owner's option. **Dimensioned drawing with section showing the style of porch rail system to be submitted to the Historic Preservation Office staff for final review and approval prior to installation.**
- Install new black metal hand rail system at front porch service steps. **Hand rail system cut sheet to be submitted to the Historic Preservation Office staff for final review and approval prior to installation.**

- **15-7-10**
138 E. Oakland Avenue **Northwood Park Historic District**
Mary Steele (Applicant/Owner)
Approve Application #15-7-10, 138 East Oakland Avenue, Northwood Park Historic District, as submitted with all clarifications as indicated.
Replace Window—(Rear)
 - Remove deteriorated bathroom casement window and install new, Jeld-Wen Wood Casement Left (W-4500) 18.25” x 25.25” inch window unit per submitted cut sheets.
 - Prime and paint to match the existing finish color.
- **15-7-11a**
53 East Northwood Avenue **Northwood Park Historic District**
David Neiderhiser (Applicant/Owner)
Approve Application #15-7-11a, 53 E. Northwood Avenue, Northwood Park Historic District, as submitted with all clarifications as indicated.
Replace Remaining Deteriorated Wood Windows Completely
 - Due to severe deterioration to the seventeen (17) windows on all floors of all elevations, remove all sash and jambs completely and dispose of all debris per City Code.
 - Install complete (i.e. sash and jamb frame units), new, pre-primed, wood outside (unfinished wood inside) Jeld-Wen windows in all seventeen (17) window openings; like-for-like.
- **15-7-6b**
667 Wilson Avenue **Old Oaks Historic District**
Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)
Approve Application #15-7-6b, 667 Wilson Avenue, Old Oaks Historic District, as submitted with all clarifications as indicated.
Install New Rear Door
 - Install new, wooden, door at rear entry per guidelines page #35, ‘Appropriate Replacement Doors’ provide by the Historic Preservation Officer.
New door to fit the original opening with transom to be repaired or replaced like-for-like as necessary.
- **15-7-7b**
671 Wilson Avenue **Old Oaks Historic District**
Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)
Approve Application #15-7-6b, 671 Wilson Avenue, Old Oaks Historic District, as submitted with all clarifications as indicated.
Install New Rear Door
 - Install new, wooden, door at rear entry per guidelines page #35, ‘Appropriate Replacement Doors’ provide by the Historic Preservation Officer.
 - New door to fit the original opening with transom to be repaired or replaced like-for-like as necessary.
- **15-7-13**
1646 Bryden Road **Bryden Road Historic District**
Vickie R. Ellison (Applicant/Owner)
Approve Application #15-7-13, 1646 Bryden Road, Bryden Road Historic District, as submitted with all clarifications as indicated.
Install a Water Feature—Rear Yard
 - Prepare the rear yard location for a ‘double pond’ water feature per submitted sketch.
 - Install one thirty-six inch ([1] 36”) diameter pond and one thirty-eight inch ([1] 38”) diameter pond.
 - Site locations to be prepared in accordance with manufacturer’s specifications for proper underlayment and liner

installation.

- Install river rocks surrounding the pond with eighteen inch (18”) by twelve inch deep shelf around the perimeter.
- Pond to be located per the submitted photo.

• **15-7-16**

130 East Lane Avenue

Indianola Forest Historic District

John M. Jahn (Applicant/Owner)

An application with current detailed photos has been submitted. The existing slate roof photos show severe deterioration and multiple repairs with non-matching used slate and roofing cement and confirm that the slate is beyond its useful life.

The bottom four (4) courses of shingles are asphalt with ogee gutter attached to the existing fascia wood and no roofing is being requested for this section at this time. The Applicant/Owner has consulted with the H.P.O. staff.
Approve Application #15-7-16, 130 E. Lane Avenue, Indianola Forest Historic District, as submitted with all clarifications as indicated.

Roof Replacement

- Due to severe deterioration of the existing ribbon slate, remove all slate shingles down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:
[] CertainTeed

Style:
Carriage House (dimensional)

Color:
[] Stonegate Gray

[] GAF

Slateline (dimensional)

[] English Gray Slate
[] Weathered Slate

[] Certain Teed

(standard 3-tab)

[] Nickel Gray

[] GAF

Royal Sovereign (standard 3-tab)

[] Nickel Gray

[] Celotex
[] Slate Gray

(standard 3-tab)

[] Heritage Gray

[] Owens Corning

(standard 3-tab)

[] Estate Gray

[] Tamko

(standard 3-tab)

[] Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red.”
- **The bottom four (4) asphalt shingle courses of roof at eave/soffit line are not to be replaced at this time.**
- **Applicant/Owner is directed to submit a new application for repair/replacement of the bottom four shingle courses when replacement is necessary for analysis of the former box gutter system condition.**

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:00 P.M.

IX. OLD BUSINESS

• **Item #1**

14-10-11—Rear Parking Status Report

205 E. Northwood Avenue

Northwood Park Historic District

3D Group, Inc. (Applicant)

Stocky III, LLC C/O Mark Ochsenbein Atty. at Law (Owner)

Taken from the October 16, 2014 Approved Meeting Minutes:

Following the H. P. O. Staff Report and subsequent discussion with the commissioners present, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-10-11, 205 East Northwood Avenue, Northwood Park Historic District, as submitted and with all clarifications and revisions as indicated:

Rear Yard Site Work

- Remove deteriorated wood privacy fence, weed trees, and brush.
- Drain unapproved pond (approx. 5' deep) & infill with appropriate size rock fill.
- Top with soil and seed restored lawn area.
- Fine grade and re-seed existing lawn.
- **Pave the twenty-seven foot by eighteen foot (27' x 18') parking pad for three (3) vehicles only per submitted site plan.**
- **New parking pad to be screened with new bushes on three (3) sides to prevent side- and/or rear-yard vehicular access per revised site plan.**
- **The new rear parking pad and screening work is to be completed by April 30, 2015, and the Historic Preservation Office staff is directed to inform the H. R. C. of the work status at the May 21, 2015 meeting.**
- Install new, six foot high, board-on-board, wood fence with gates per submitted site plan.

MOTION: Palmer/Rowan (6-0-0) APPROVED

June 18, 2015 Meeting—H. P. O. Project Status Report

- *A water main break in early spring, 2015 delayed the project and repairs are ongoing.*
- *The rear parking pad and landscaping project is scheduled to be completed following the water main repairs by the City Water Department (late July).*

Following the project status report by the Historic Preservation Officer, a motion was made, vote taken, and results recorded as indicated.

Continue Application #14-10-11, 205 E. Northwood Avenue, Northwood Park Historic District, and direct the Historic Preservation Office staff to place on the July 16, 2015 meeting agenda for the project status update and to inform the Applicant that the job completion is expected in July, 2015.

MOTION: Clark/Palmer (5-0-0) CONTINUED

• **14-7-10b**

685 Wilson Avenue

Tom Lang (Applicant/Owner)

Front Porch Rehab

- Remove the existing, non-original, non-contributing, scroll metal front porch columns and railing.
- Install new fiberglass columns and railings, per the submitted example photograph and specifications.
- New columns are approved as a 'test case' evaluation of the appropriateness of the composite materials specified as a potential column replacement option for historic district porch columns.
- The Historic Preservation Office staff is directed to place Application #14-7-10b on the Historic Resources Commission meeting agenda one year (1 yr.) following installation for final determinations.

- **Item #3**

- **Design Standards for Rental Signage in Historic Districts/Rental Signage Approval**

Accept stated Option #3 to be the established standard for signage posted on private residential properties in any and all historic districts or individually listed properties subject to exterior review and approval by the Historic Resources Commission as per City Code Chapters 3116 and 3117.

- **For Rent Sign Introduction Language Recommended:**

- In the residential areas of the historic districts, signage is to be incorporated without damaging or obscuring significant architectural features and details. Rental signage options have been developed in the interest of providing consistency of location and scale throughout the Columbus Register districts. Three (3) options have been approved for rental property signage. All residential rental signage requires review and approval by the Historic Resources Commission in accordance with City Code Chapters 3116 and 3117. A Certificate of Appropriateness is required prior to the installation of any/all signage.

- **Recommended Standard for H. R. C. Districts (previously noted as 'Option #3')**

- One (1) sign only, to be placed on the ground floor, front elevation of the residence in a location that does not damage or conceal significant architectural features or details. Sign to be no larger than eighteen inches wide by twelve inches high (max. = 18"W x 12"H). Text to be limited to phone number and contact/company name. Exact location, size, text, and materials to be submitted to the H. R. C. for review and approval prior to installation.

X. NEW BUSINESS

XI. ADJOURN

Historic Resources Commission Agenda

July 16, 2015

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